

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2005 - 165

Property Owner: Solus Carnegie Charlotte, LLC

Petitioner: Solus Carnegie Charlotte, LLC

Location: Approximately 5.01 acres located south of Carnegie Boulevard and west of Barclay Downs Drive.

Request: O-1, office to MUDD-O, mixed use development district optional.

Summary

This request proposes to rezone 5.01 acres to the MUDD-O district to allow redevelopment of the Hyatt Hotel with additional residential construction to allow 130 condominiums, 16,500 square feet of retail, office, restaurants and a health club. The optional provision would allow a maximum height of one hundred seventy feet, existing signage to remain, and parking between the building and street.

Consistency and Conclusion

This request is consistent with the SouthPark Small Area Plan which recommends office or an office, residential mixture at this location. The plan notes that allowable residential density could exceed twenty-two dwelling units per acre. Therefore, upon resolution of the outstanding site plan issues this request would be considered appropriate for approval.

Existing Zoning and Land Use

The surrounding properties are zoned O-2, and O-1 and are occupied by office uses.

Rezoning History in Area

A nineteen acre parcel farther to the west on Assembly Street was rezoned to MUDD-O under petition 2004-142 to allow 410,000 square feet of office, 95,000 square feet of retail and restaurant, a 20,000 square foot health club and 462 residential units.

Public Plans and Policies

The SouthPark Small Area Plan (adopted 2000). The plan shows the subject site as office or office-residential mixture. According to the plan, allowable residential density within land designated for office use may exceed twenty-two units per acre, limited by allowable building height.

Proposed Request Details

This request proposes to rezone 5.01 acres to the MUDD-O district to allow redevelopment of the Hyatt Hotel with additional residential construction to allow 130 condominiums, 16,500 square feet of retail, office, restaurants and a health club. The site plan also includes the following:

- A pedestrian plaza with a fountain will be constructed at the intersection of Barclay Downs Drive and Carnegie Boulevard.
- Pedestrian scale lighting will be provided along Barclay Down Drive and Carnegie Boulevard.
- The sidewalks along Barclay Downs Drive and Carnegie Boulevard will be widened to eight feet.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT notes that this site could generate approximately 2,000 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 1,050 trips per day. This will have a minor impact on the surrounding thoroughfare system.

CATS. CATS is requesting that a bus waiting pad be constructed on Barclay Downs Drive.

Connectivity. Connectivity is not an issue.

Storm Water. Storm Water Services notes that no additional requirements are needed at this time.

School Information. Adequacy of existing school capacity in this area is a significant problem. We are particularly concerned about rezoning cases where school utilization exceeds 100% since the proposed development will exacerbate this situation. Approval of this petition will increase overcrowding and/or reliance upon mobile classrooms at the schools listed below.

This development will add approximately 24 students to three schools in this area.

The site is currently developed with a non-residential uses and does not generate students.

CMS recommends the petitioner schedule a meeting with staff to discuss any opportunities that the petitioner/developer may propose to improve the adequacy of school capacity in the immediate area of the proposed development.

Outstanding Issues

Land Use. This request is consistent with the SouthPark Small Area plan and therefore, is considered appropriate from a land use standpoint.

Site plan. The following site plan issues are still outstanding:

- The site plan indicates conflicting allowable square footage of 10,000 and 16,500 for commercial and office uses. This square footage should be clarified.
- A note should be added to the plan indicating that lighting will be fully shielded with full cut-off.
- CATS comments should be addressed.